

C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

A U G U S T   3,   2 0 0 6

The regular meeting of the City Planning Commission and public hearing convened on August 3, 2006, at 1:30pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

**PRESENT: COMMISSIONERS:** Matthew Jenkins, Charles Greenberg,  
Morton Stuhlbarg, Nick Sramek,  
Charles Winn, Mitchell Rouse

**ABSENT: EXCUSED:** Leslie Gentile

**CHAIRMAN:** Matthew Jenkins

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Lemuel Hawkins, Planner  
Larry Rich, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Marcia Gold, Minutes Clerk

P L E D G E   O F   A L L E G I A N C E

The pledge of allegiance was led by Commissioner Rouse.

S W E A R I N G   O F   W I T N E S S E S

C O N S E N T   C A L E N D A R

The Consent Calendar was approved as presented by staff on a motion by Commissioner Sramek, seconded by Commissioner Stuhlbarg and passed 6-0. Commissioner Gentile was absent.

**1A. Case No. 0312-15, Local Coastal Development Permit, Standards Variance, CE 03-242**

Applicant: Jerry Maize c/o Ed Gulian  
Subject Site: 5519 E. Ocean Boulevard (Council District 3)  
Description: Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variance request to allow overheight structures in the front yard setback area fronting Alamitos Bay.

Adopted revised findings to overturn the decision of the Zoning Administrator and to approve the Local Coastal Development Permit and Standards Variance.

Commissioner Greenberg asked that the staff report be corrected to replace language in Findings from "conflicting information" to "incorrect information".

**1B. Case No. 0407-05, Conditional Use Permit, Administrative Use Permit, Standards Variance, CE 04-259**

Applicant: Loretha Pennix  
Subject Site: 6160 Atlantic Avenue (Council District 9)  
Description: Conditional Use Permit to allow the establishment of a church in the CNA Zone, with Administrative Use Permit for shared parking, and Standards Variance requests for the number of parking spaces and for off-site parking located further than 600 feet without a deed restriction.

Approved Conditional Use Permit, Administrative Use Permit and Standards Variance, subject to conditions.

**1C. Case No. 0604-07, Condominium Conversion, CE 06-65**

Applicant: Klieman Family Trust  
Subject Site: 1225 Belmont (Council District 4)  
Description: Request for approval of Vesting Tentative Tract Map No. 066297 for the conversion of eight apartment units into condominiums.

Approved Tentative Tract Map No. 066297 subject to conditions.

**1D. Case No. 0605-10, Condominium Conversion, CE 06-92**

Applicant: Linda Hunter  
Subject Site: 4231 E. 10<sup>th</sup> Street (Council District 4)  
Description: Approval of Tract Map No. 066650 to convert six townhome apartments into condominiums.

Continued to the September 7, 2006 meeting.

**1E. Case No. 0605-07, Condominium Conversion, CE 06-90**

Applicant: Alan Cullen  
Subject Site: 37-39 Belmont Avenue(Council District 3)  
Description: Approval of Parcel Map No. 066881 and Local Coastal Development Permit to convert an existing duplex into condominiums.

Approved Parcel Map No. 066881 and Local Coastal Development Permit, subject to conditions.

**C O N T I N U E D I T E M S**

**2. Case No. 0605-09, Conditional Use Permit, CE 06-91**

Applicant: Anthony Morris & Edgar Martinez  
Subject Site: 737 W. Pacific Coast Highway  
(Council District 6)  
Description: Conditional Use Permit to allow the establishment of a tattoo studio within an existing commercial retail strip center.

Lemuel Hawkins presented the staff report recommending approval of the request since the use will not be detrimental to the surrounding community and because positive findings can be made to support it.

Anthony Morris & Edgar Martinez, 737 Pacific Coast Highway, applicants, stated in response to a query from Chairman Jenkins that they were both certified tattoo artists with four years' experience.

Commissioner Rouse moved to approve the Conditional Use Permit subject to conditions. Commissioner Greenberg seconded the motion, which passed 6-0. Commissioner Gentile was absent.

**R E G U L A R A G E N D A**

**3. Redistricting 06-1**

Subject Site: Citywide  
Description: Analysis of the 2006 population balance among the nine councilmanic districts of the City of Long Beach for use in potential councilmanic redistricting.

Larry Rich presented a staff analysis recommending that the Planning Commission transmit a memorandum to the City Council

suggesting a continuation of the issue until better population data could be obtained from the County of Los Angeles, since this data is used in redistricting and had been found to be significantly inaccurate.

In response to a query from Commissioner Greenberg, Mr. Rich confirmed that the population numbers include illegal aliens, unregistered voters and children.

Commissioner Sramek moved to transmit the memorandum.  
Commissioner Winn seconded the motion, which passed 5-0.  
Commissioner Rouse had left the meeting, and Commissioner Gentile was absent.

#### **M A T T E R S     F R O M     T H E     A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S     F R O M     T H E     D E P A R T M E N T     O F P L A N N I N G     A N D     B U I L D I N G**

There were no matters from the Department of Planning and Building.

#### **M A T T E R S     F R O M     T H E     P L A N N I N G C O M M I S S I O N**

Commissioner Greenberg suggested that the Planning Commission Chairs receive an extra year of experience before they are voted to the position. Chairman Jenkins demurred, saying he felt that everyone came to the Commission with adequate experience.

#### **A D J O U R N**

The meeting adjourned at 2:01pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk